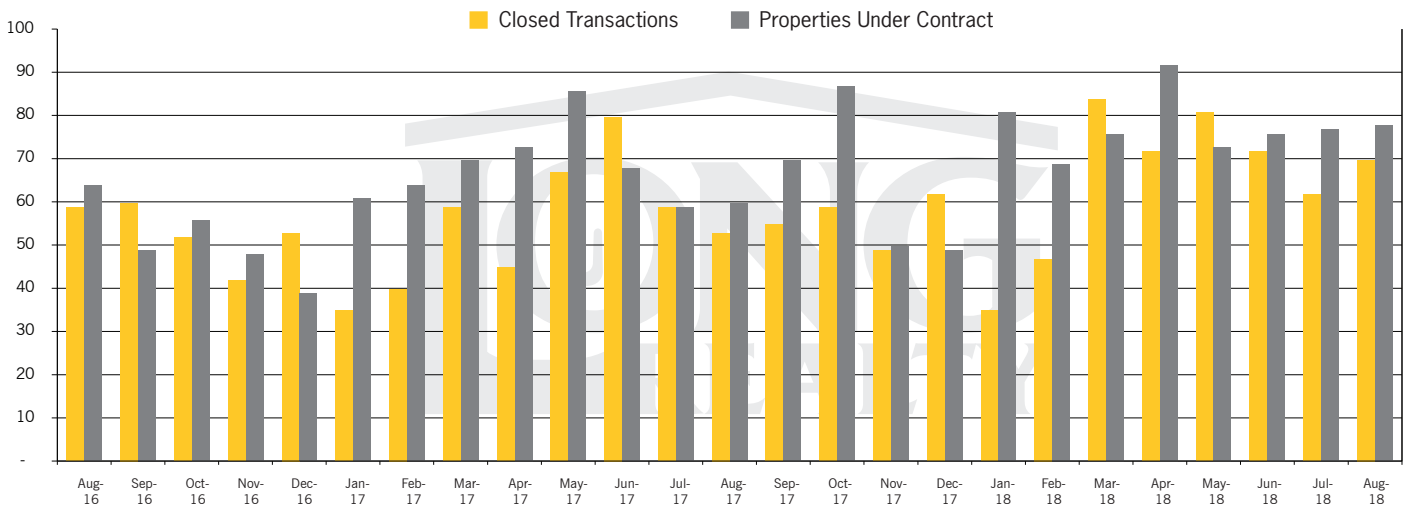




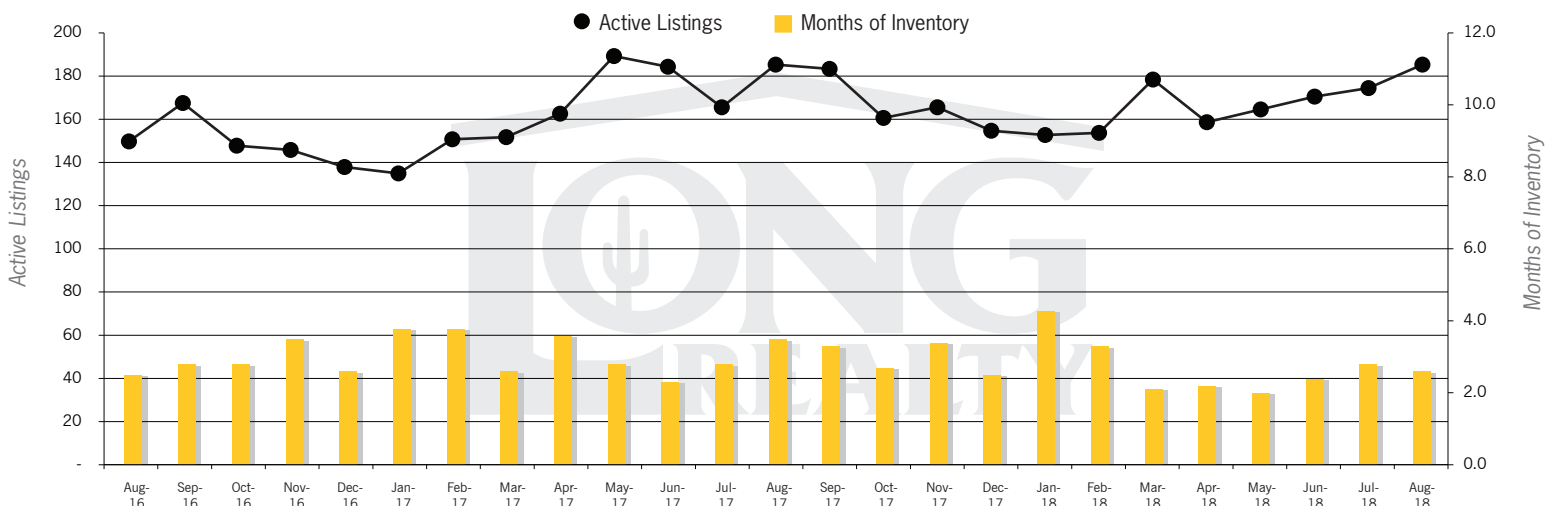
Vail | September 2018

In the Vail area, August 2018 active inventory was 185, virtually unchanged from August 2017. There were 70 closings in August 2018, a 32% increase from August 2017. Year-to-date 2018 there were 536 closings, a 14% increase from year-to-date 2017. Months of Inventory was 2.6, down from 3.5 in August 2017. Median price of sold homes was \$271,535 for the month of August 2018, up 15% from August 2017. The Vail area had 78 new properties under contract in August 2018, up 30% from August 2017.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – VAIL



ACTIVE LISTINGS AND MONTHS OF INVENTORY – VAIL

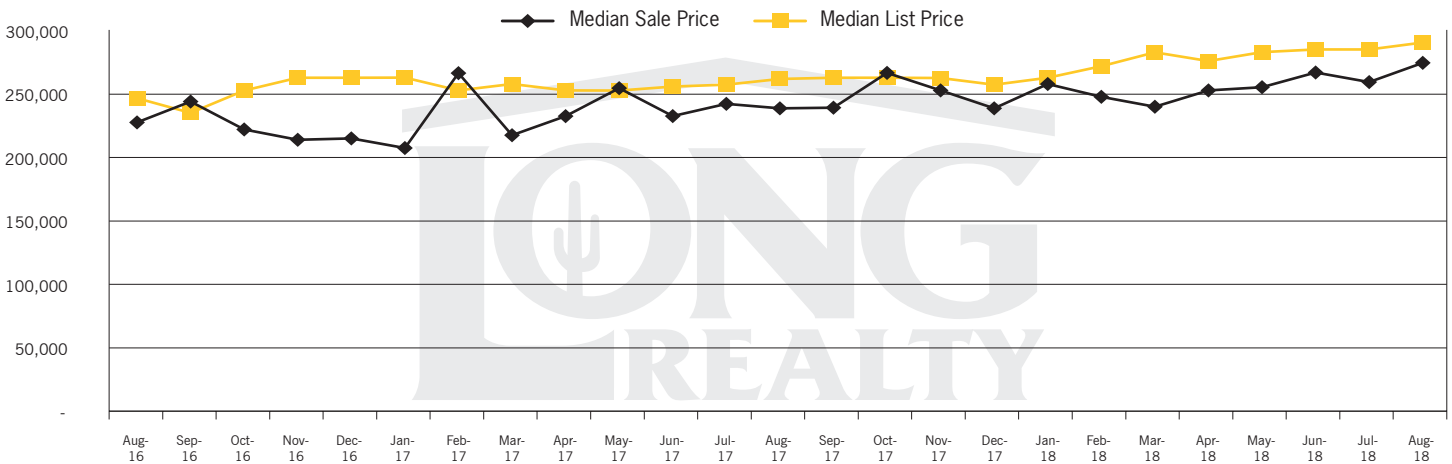


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 09/06/2018 is believed to be reliable, but not guaranteed.



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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – VAIL



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – VAIL

Year	Median Price	Int. Rate	MO. Payment
2006	\$255,000	6.140%	\$1,474.29
2017	\$236,000	3.890%	\$1,056.20
2018	\$271,535	4.550%	\$1,314.71

30 YEAR FIXED MORTGAGE RATE

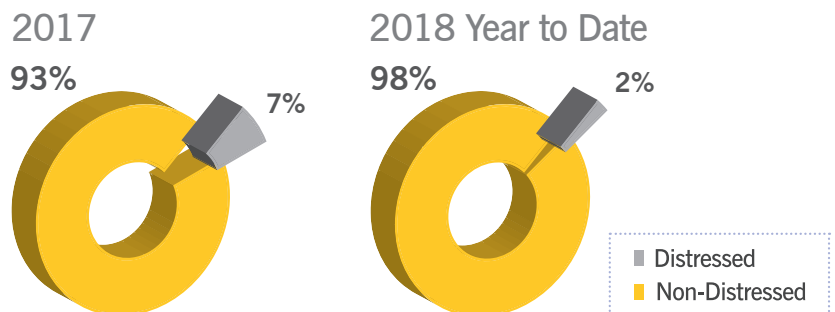


Source: Residential median sales prices. Data obtained 09/06/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: FreddieMac.com

DISTRESSED VS. NON-DISTRESSED SALES – VAIL

The percentage of property sales that are distressed, meaning bank owned or short sales, for the current year as compared to the same time period last year. A lower percentage of distressed sales can lead to improving market conditions.





The Housing Report

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MARKET CONDITIONS BY PRICE BAND – VAIL

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	1	1	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	1	0	0	0	1	0	n/a	2.0	Seller
\$100,000 - 124,999	0	1	1	1	4	1	0	n/a	0.6	Seller
\$125,000 - 149,999	3	4	3	1	1	1	1	3.0	2.0	Seller
\$150,000 - 174,999	4	4	9	8	2	3	3	1.3	2.0	Seller
\$175,000 - 199,999	11	16	10	11	9	8	9	1.2	1.2	Seller
\$200,000 - 224,999	9	8	7	9	3	8	7	1.3	1.6	Seller
\$225,000 - 249,999	27	17	7	9	11	8	10	2.7	2.5	Seller
\$250,000 - 274,999	16	11	11	7	17	7	8	2.0	1.7	Seller
\$275,000 - 299,999	27	5	6	8	4	7	11	2.5	3.3	Seller
\$300,000 - 349,999	30	4	11	14	5	6	3	10.0	5.9	Balanced
\$350,000 - 399,999	15	10	3	8	11	6	7	2.1	1.8	Seller
\$400,000 - 499,999	20	3	5	3	5	7	8	2.5	2.7	Seller
\$500,000 - 599,999	11	1	1	1	1	1	1	11.0	9.7	Buyer
\$600,000 - 699,999	8	1	0	0	0	0	2	4.0	10.5	Buyer
\$700,000 - 799,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	1	0	0	0	n/a	n/a	n/a
TOTAL	185	87	75	81	73	64	70	2.6	2.6	Seller

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market

Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 09/06/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2018-08/31/2018. Information is believed to be reliable, but not guaranteed.

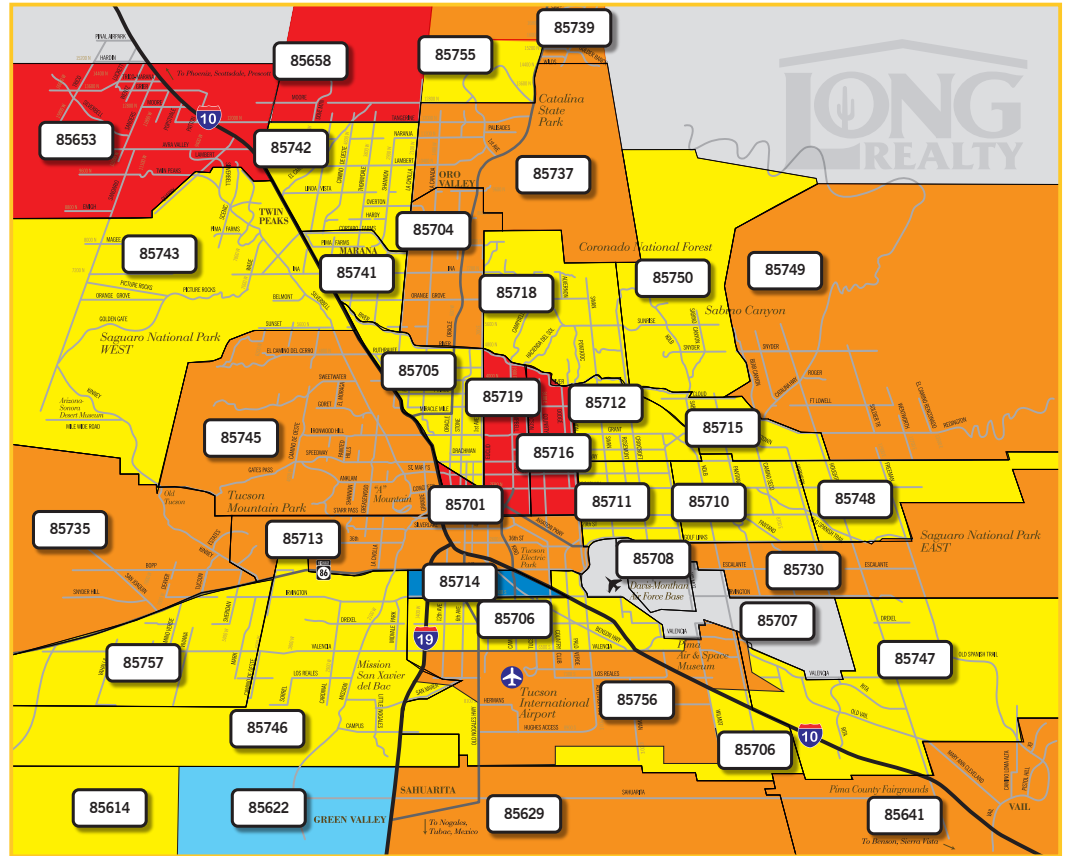
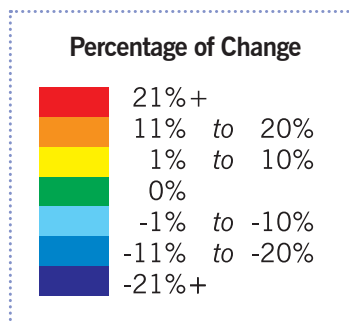


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2017-AUG 2017 TO
JUN 2018-AUG 2018

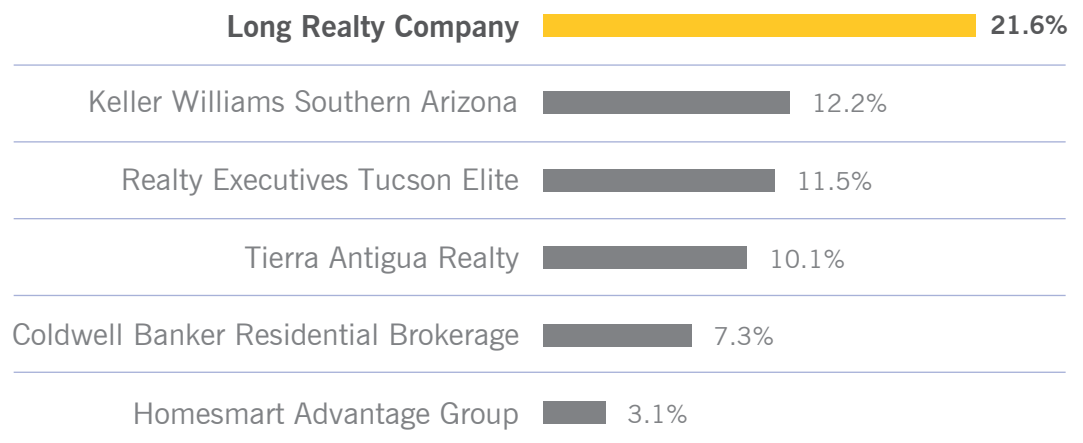
This heat map represents the percentage of change in Tucson metro median sales prices from June 2017-August 2017 to June 2018-August 2018 by zip code.



MARKET SHARE – VAIL

Long Realty leads the market in successful real estate sales.

Data Obtained 09/06/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 09/01/2017 – 08/31/2018 rounded to the nearest tenth of one percent and deemed to be correct.



The Vail Housing Report is comprised of data for residential properties in the Vail area of Tucson as defined by MLSSAZ. Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range. Please feel free to contact me for a more in-depth analysis.